

LEASEHOLD



Maisonette

**FLAT 2, 615  
WATFORD WAY,  
LONDON, NW7 3JN**

Asking Price

**£255,000**

FEATURES



# 1 Bedroom Maisonette located in London

Call us on

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Maxwell Estates are delighted to offer to the market this well presented one bedroom maisonette above a shop with side easy access. The property is in excellent condition and is located at Apex corner roundabout close to Mill Hill Broadway Overground and bus station.

The property consists of a fully modernised kitchen and bathroom with a contemporary and spacious open plan kitchen and living area.

The property further benefits from gas central heating, double glazed windows, phone entry system, laminated flooring and free on street parking.

Ideal for first time buyers

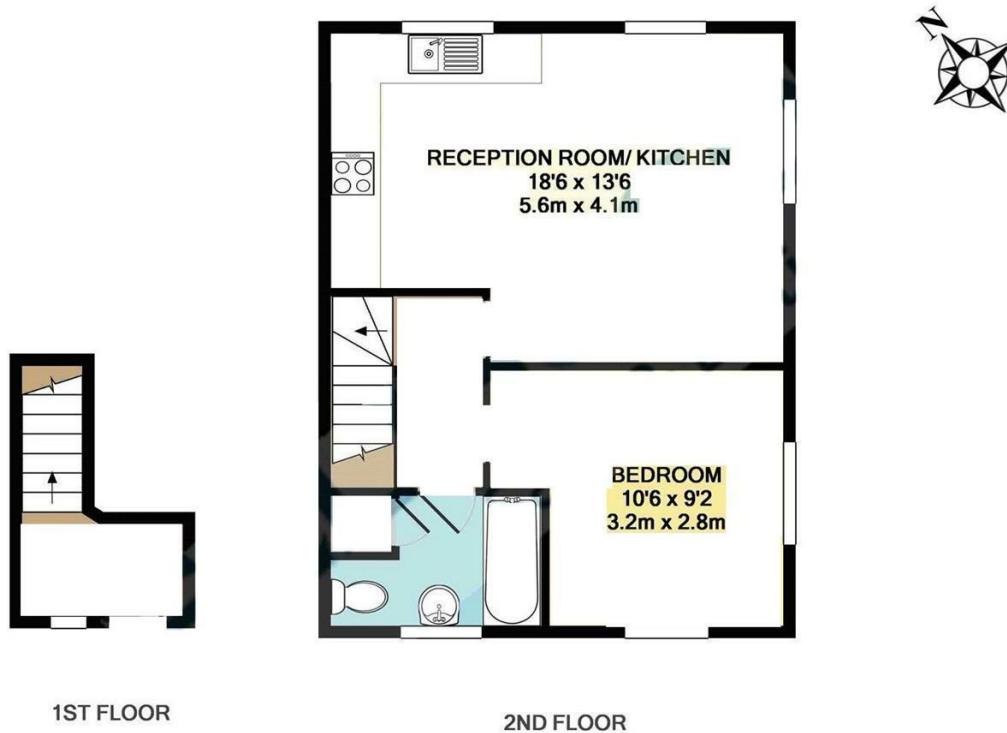
Lease = 113 Years

Service Charge = £500 P/A

Ground Rent = £200 P/A

Council Tax Band

**B**



WATFORD WAY NW7  
TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only

Paint X life

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 73                      | 77        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

